

**RULES AND REGULATIONS FOR
UNIT OCCUPANCY RENTAL/LEASE & SALE**

OCCUPANCY

1. The Palamar Oaks Village (POV) is restricted to a single family residence for each unit and no unit shall be occupied by more than two (2) people per bedroom.
2. The number of bedrooms is defined as that stated in the Osceola County Property Appraiser's Records. Owners/Landlord(s).

RENTAL/LEASE

1. Owners/Landlord(s) shall submit a copy of the **Lease Agreement and Tenant Information Sheet** within five (5) days of renting/leasing their unit.
2. Owners/Landlord(s) shall submit a signed **Tenant Confirmation** of receiving a copy of the Governing Documents and Rules and Regulations.
3. Owners/Landlord(s) shall submit a **Background Check, Verification of Rental History, Credit Check & Employment Verification** of each tenant.
4. The lease must contain a clause that the tenant(s) have received a copy of the **Governing Documents and Rules and Regulations**.
5. Tenant(s) and their Guest(s) of a rented/ leased unit are entitled to use the recreational facilities only if the Owners/Landlord(s) relinquish the right to use the facilities for the duration of the lease.
6. Owners/Landlord(s) are responsible for any and all damages to the recreational or other common area facilities by their Tenant(s) and their Guest(s).
7. Owners/Landlord(s) may not rent/lease less than an entire unit.
8. Leases may not be assigned and no units may be subleased.
9. Owners/Landlord(s) may not rent/lease for a term of less than six (6) months and (1) one day.
10. Owners/Landlord(s) are responsible for all infractions by Tenant(s) and their Guest(s).
11. All Tenant(s) and their Guest(s) are subject to association regulations. It is the responsibility of the Owners/Landlord(s) to ensure all Tenant(s) and their Guest(s) comply with governing regulations.

12. Owners/Landlord(s) shall provide Tenant(s) with a POV Homeowner's Kit containing the association's governing documents. The Association/Manager will provide a copy, upon request, at a cost determined by the Association/Manager.

13. Homeowner is responsible for conforming with Association governing documents along with all local, state and federal laws.

Unit Sale

1. A prospective unit owner in POV must be presented a **Disclosure Summary** before executing the contract for sale. This **Disclosure Summary** is mandated by the Florida Statutes.

2. A POV Homeowner's Kit containing the association's governing documents shall be provided by the unit's Owner. The Association/Manager will provide a copy, upon request, at a cost determined by the Association/Manager.

3. An Estoppel Letter shall be obtained from the Association/Manager prior to sale closing. The letter will stipulate all charges for administrative, pool gate key with conditions, Homeowner's Kit with conditions, maintenance assessment status, etc. payable to the Association and those payable to the Manager.

updated & approved

by: BOD 2018

Palamar Oaks Village HOA, INC.

PALAMAR OAKS VILLAGE
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